


TECHNICAL BULLETIN

 CITY OF RALEIGH, N.C.	INSPECTIONS DEPARTMENT 2009 NC Administrative Code			
SUBJECT Change of Occupancy	SECTION 101.3.6	PAGE 2	EFFECTIVE DATE 8/19/03	REVISION DATE 12/3/09
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A change of “occupancy” is required for a building when the “primary” use is changing an area greater than 50 percent of the total floor area.

The NCSBC requirements are addressed in the Administrative Code:

Section 101.3.6 Existing buildings. Additions, alterations, repairs, replacement, rehabilitations or changes of occupancy shall be permitted to any existing structure or service system without requiring the existing systems to comply with all the requirements of the current building codes. All new work shall conform to the requirements of the technical codes for new construction except as modified by either the existing buildings code or the rehabilitation code. For any portion of an existing building or service system that creates a hazard or unsafe condition, the code enforcement official shall determine the extent to which that portion of the existing building or service system is to be upgraded to conform to the requirements of either the existing buildings code, the rehabilitation code or the technical codes.

Change of ownership does not constitute change of occupancy (GS 160A-423).

Permits may be issued using the following methods:

NCBC 2009 Technical Code requirements

All requirements of the current NC State Building Codes: IBC, IPC, IMC, NEC, IFC, IFGC, IEC, Accessibility and any code in effect at the time the permit is issued.

NCBC 2009 Chapter 34 requirements

Requirements in the IBC 2002 Chapter 34 page 663

An analysis of the building is required and shall be placed on the drawings

NC Rehab Code requirements

Requirements are listed on page 4 Section 1.1 g. Changes of Use.

Basic requirements and supplemental use groups see page 41 section 1.0

Change of use section 1.31 page 148